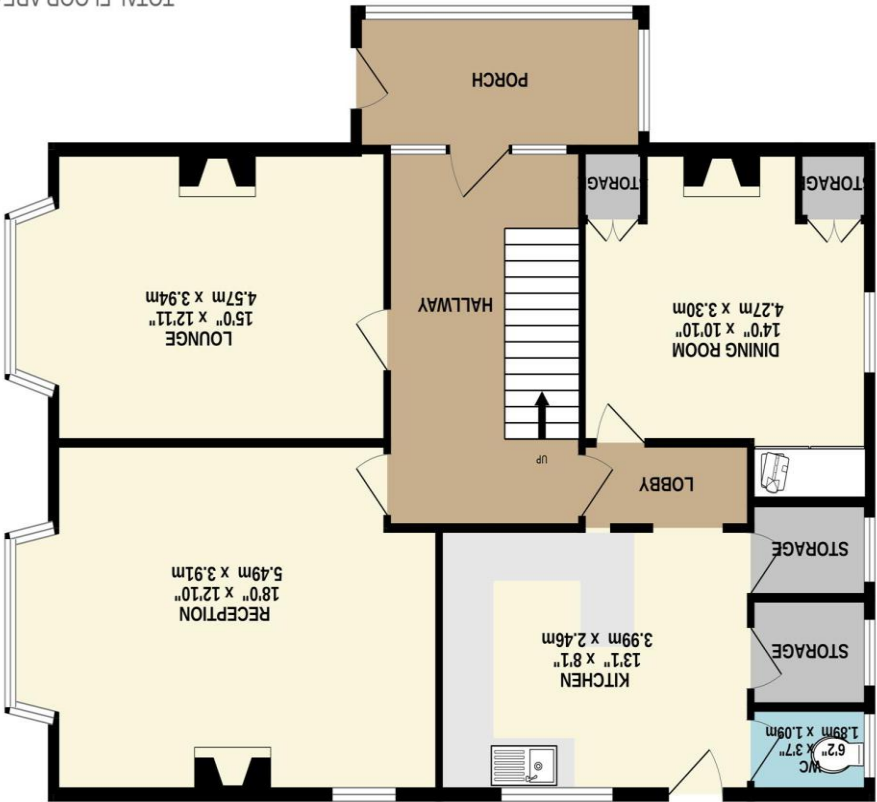
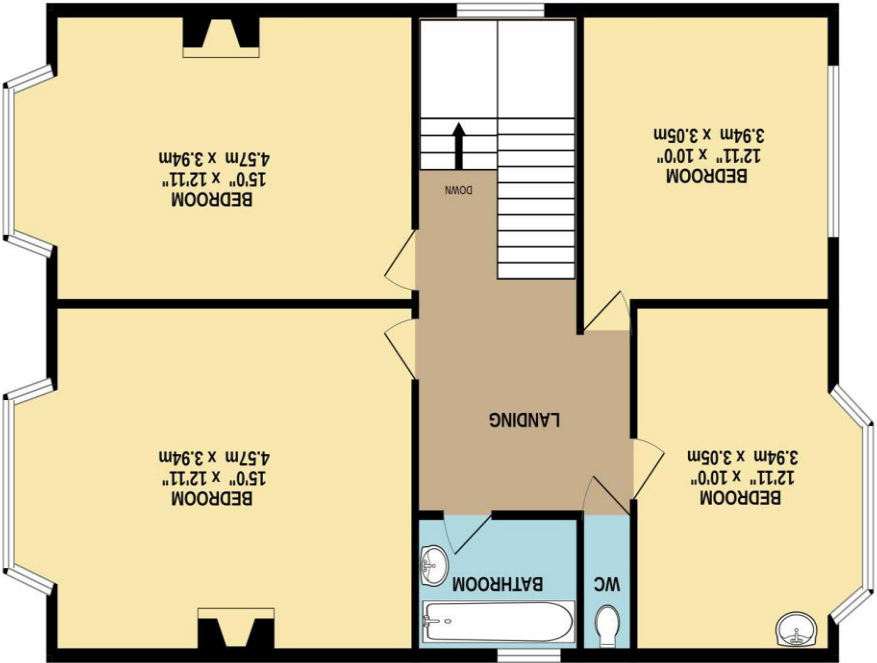




GROUND FLOOR
1224 sq.ft. (113.8 sq.m.) approx.



1ST FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA : 2338 sq.ft. (217.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Waltham Road, Bournemouth, Dorset, BH7 6PE
Guide Price £690,000 – Freehold

**Character Four Double Bedroom Detached House | Porch | Hallway | Lounge | Dining Room | Reception 3 | Kitchen | Ds Wc
Landing | Four Double Bedrooms | Bathroom & Wc | Detached Garage & Driveway | Wide Plot with 100ft Rear Garden**

This characterful four-bedroom detached house is situated on a substantial plot in the sought-after area of Boscombe East. It is conveniently located near the tennis courts in Swanmore Gardens, local shops, and the mainline train station at Pokesdown. Southbourne Grove, with its wide array of shops, cafes, bars, and restaurants, is less than a mile away, while the award-winning sandy beaches along the clifftops are just beyond. Although this spacious home requires modernization, it offers great potential for extension and improvement.

Upon entering the property, you will find a porch that's perfect for storing coats and shoes. Beyond the front door is a hallway with doors leading to all rooms. Both front reception rooms feature bay windows, allowing plenty of natural light to flood in. At the rear of the property, there is a fitted kitchen with ample cupboard space for storage, and a dining room that overlooks the garden, complete with built-in storage. Additional storage rooms could serve well as a pantry or freezer space, along with a separate W.C. Upstairs, the property boasts four good-sized double bedrooms, a family bathroom, and an additional W.C. From the landing, a ladder provides access to the fully boarded loft, which offers eaves storage and two windows.

Outside, the impressive rear garden extends over 100 feet and is mainly laid to lawn, accompanied by a detached garage. The front of the property features a driveway with ample off-road parking. Viewing is highly recommended to fully appreciate what this home has to offer.

Tenure: Freehold
Council Tax Band: E
EPC Rating: to be confirmed

